



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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25 October 2018

Ms Ann-Maree Carruthers
Director, Regions
Sydney Region West Planning Services
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 12/2016/PLP
Your Ref: PP_2016_THILL_008_00
(IRF18/1645)

Dear Ms Carruthers

Planning Proposal No. 12/2016/PLP, draft amendment to The Hills Development Control Plan 2012 Part D Section 21, 93 – 107 Cecil Avenue and 9 – 10 Roger Avenue, Castle Hill and Voluntary Planning Agreement

At the Ordinary Meeting of 25 September 2018, Council considered a post-exhibition report on the planning proposal, draft Development Control Plan and Voluntary Planning Agreement for land at 93 – 107 Cecil Avenue and 9 – 10 Roger Avenue, Castle Hill. Council resolved:

1. *The planning proposal be forwarded to the Department of Planning and Environment (including post-exhibition amendments as outlined in this report) for finalisation, noting that Council does not have delegation to make the plan due to outstanding objections from the RMS and TfNSW to:*
 - a. *Rezone the site from part R3 Medium Density Residential and part R1 General Residential to B4 Mixed Use;*
 - b. *Remove the maximum building height applicable to the site;*
 - c. *Apply a 'base' floor space ratio of 1:1, apply an 'incentivised' floor space ratio of 3.5:1 and identify the site as 'Area A' on the Floor Space Ratio Map to link the site to Clause 7.12 of LEP 2012.; and*
 - d. *Introduce a local provision to limit the number of dwellings on the site to 460 units.*
2. *Draft amendments to The Hills Development Control Plan 2012 Part D Section 21 93 – 107 Cecil Avenue and 9 – 10 Roger Avenue, Castle Hill, (Attachment 2 ECM No.182479928) be adopted and come into force following the notification of the planning proposal, with post-exhibition amendments as outlined in the report.*
3. *Council enter into the Voluntary Planning Agreement, as amended (Attachment 3 ECM No.183057044) and authorise Council's common seal to be affixed to the Voluntary Planning Agreement.*

4. Council continue to work with Roads and Maritime Services and Transport for New South Wales to facilitate appropriate traffic and transport infrastructure in the Sydney Metro Northwest Corridor.

As there are outstanding objections from Roads and Maritime Services and Transport for NSW, the planning proposal is referred to the Department of Planning and Environment for finalisation.

Council and the applicant are committed to reaching a fair and appropriate solution to resolve traffic and transport issues for the proposal and welcome further discussion with Roads and Maritime Services and Transport for NSW.

Also, in accordance with Council's resolution, The Hills Development Control Plan 2012 Part D Section 21 93 – 107 Cecil Avenue and 9 – 10 Roger Avenue, Castle Hill has been adopted and will come into force following notification of the planning proposal. Please find enclosed a copy of the DCP and the Council Report and Minute of 25 September 2018 in accordance with Clause 25AB of the *Environmental Planning and Assessment Regulation 2000*. These documents are provided as Attachment H of the planning proposal.

Should you require further information, please contact Bronwyn Inglis, Senior Town Planner on 9843 0531.

Yours faithfully



Stewart Seale
MANAGER - FORWARD PLANNING

Attachment: Final Planning Proposal and attachments (uploaded via Portal).